





# The Birches, Mill Lane

Congresbury, Bristol

A beautifully maintained magnificent Georgian 5 bedroom family home. Kept in the same family for over 120 years it offers refined living in the heart of a village, with private gardens, garaging and easy access to Bristol and beyond

Services: All mains services

Council Tax band: E

Tenure: Freehold

NO ONWARD CHAIN

- Grade II Listed Georgian house with original period features
- Elegant reception hall with tessellated floor tiles
- Formal dining and sitting rooms with open fires, sash windows, shutters, and window seats
- Spacious kitchen/breakfast room with AGA, pantry, and garden views
- Principal bedroom with en suite and walk-in shower
- Cellar with constant temperature, ideal for wine storage or games room
- Fully enclosed gardens with Italianate garden, lawn, wild garden, and vegetable garden
- Freestanding double garage and gated driveway parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- Adjoining cottage available subject to separate negotiation









## The Birches Mill Lane

Congresbury, Bristol

Tucked away on a private 0.77 acre plot in the picturesque village of Congresbury, this elegant Grade II Listed Georgian house offers a rare combination of historic charm and modern comfort. Thoughtfully restored and beautifully maintained, the property provides elegant yet practical living in a peaceful setting.

Throughout the home is characterised with high ceilings and original period features. Sash windows with shutters, ornate fireplaces, and period floor tiles all reflect the timeless character of the house, while careful updates ensure it meets the demands of modern family life.

The ground floor offers spacious, light-filled living areas, with views across the landscaped gardens. Traditional architectural details are complemented by contemporary touches, creating a home that feels both classic and welcoming.

One of the property's true highlights is its enchanting walled garden — an original period design with flagstone paths, established planting, and secluded seating areas. It offers a perfect setting for outdoor entertaining or quiet relaxation, providing a private, green sanctuary within the grounds.

Practical features have been thoughtfully considered. A modern double garage and a large driveway offer ample parking, while wrought iron gates and CCTV provide security and peace of mind.

Situated on a quiet no-through road, the house enjoys a sense of seclusion while being part of a vibrant village community. Congresbury offers everyday amenities and a warm, welcoming atmosphere, with nearby countryside walks along the Weir and open farmland providing an ever-present connection to nature.

This is a rare opportunity to own an historic home of real quality, combining Georgian elegance with modern-day practicality — an ideal family house or a peaceful retreat.









## Walk through

The handsome façade of the house, draped in mature wisteria, sets a welcoming tone as you approach. Stepping through the front door, you are greeted by an elegant reception hall, where attractive tessellated floor tiles and period detailing immediately hint at the character found throughout the home.

To the left, the impressive dining room features a beautiful flagstone floor, an open fireplace, deep sash windows with window seats, and classic shutters, creating a wonderfully atmospheric space for formal entertaining.

Across the hall, the sitting room is equally elegant, with a marble fireplace, sash windows, shutters, and window seats. An open fire makes this a perfect room for relaxed evenings.

Beyond the sitting room, is a light-filled Orangery, offering flexible living space with exposed stone walls that add character and warmth. French doors from here open out onto the gardens — ideal for summer gatherings or peaceful mornings. Returning to the heart of the house, you will find a snug which is a cosy everyday sitting area.

The spacious kitchen/breakfast room is a true focal point of the home. A quarry-tiled floor and Shaker-style units with Corian worktops set the tone, complemented by a gas AGA, a gas cooker, an integrated dishwasher, an American-style fridge freezer, and a walk-in pantry. There is ample space for a large table, making it a true hub for family living,









# The Birches Mill Lane

Congresbury, Bristol

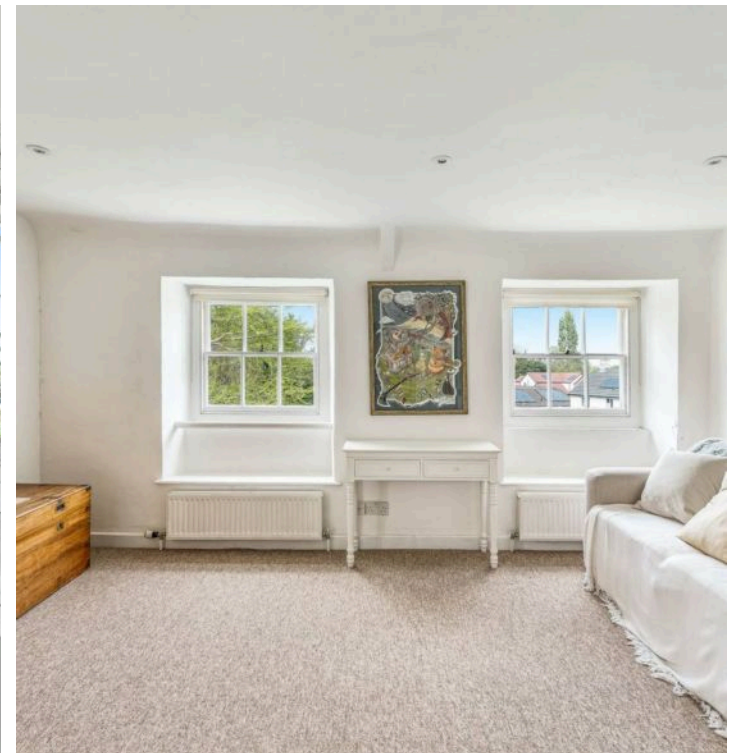
with delightful views across the gardens.

A boot/utility room lies just off the kitchen, providing a practical space with room for a washing machine, tumble dryer, and generous storage for coats and shoes. From the hall, stairs lead down to the cellar, which maintains a constant, cool temperature — ideal for wine storage — and offers potential for use as a games room.

Upstairs, the first floor offers three beautifully proportioned double bedrooms. The principal bedroom enjoys elevated views over the gardens, with sash windows, deep window seats, and a luxurious en-suite bathroom featuring a walk-in shower. The remaining double bedrooms each have their own unique character and share a stylish family bathroom, fitted with a classic roll-top bath.

On the second floor, a self-contained flat provides valuable additional accommodation, offering a fitted kitchen, a living/dining area, two double bedrooms (1 en-suite) and a family bathroom — ideal for guests, extended family, or independent living.

- Grade II Listed Georgian house with original period features
- Elegant reception hall with tessellated floor tiles
- Formal dining and sitting rooms with open fires, sash windows, shutters, and window seats
- Spacious kitchen/breakfast room with AGA, pantry, and garden views









# The Birches Mill Lane

Congresbury, Bristol

**Outside** – The gardens are fully enclosed by a traditional stone wall, offering complete privacy and a wonderfully established setting. A formal Italianate garden sits adjacent to the house, complete with manicured hedges and specimen trees. Beyond, a large lawned area flows into a wild garden at the far end, encouraging wildlife and offering a more natural space to enjoy. A well-tended vegetable garden with storage sheds lies conveniently close to the house, ideal for those who enjoy homegrown produce.

A detached double garage with an up-and-over door provides excellent parking and storage, with additional parking available on the generous driveway behind secure wrought iron gates.

**Location:** Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.

(All distances/times approx.)











TOTAL FLOOR AREA : 4887sq.ft. (454.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

# Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.